

# COUNTRY TIMES

Countrylane Woods II

August, 2006

## Amendment III Now a Reality

The proposed third amendment to the CLWII Indentures passed with a resounding "YES" vote at the Trustee/Homeowner meeting on August 7, 2006. Voter response was the highest ever recorded with some 63% of all homeowners returning ballots.

In essence, the amendment provides exterior color guidelines exclusively for all Cedar Terrace homes. Exterior primary colors of red, yellow, green, blue, purple, orange, or pastel colors, or white or black will not be permitted.

The guidelines do not apply to traditional homes, but owners of traditional homes were required to cast a vote since the Indentures govern all homes within the subdivision.

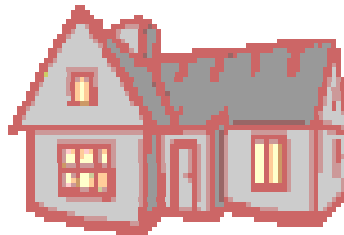
Credit for the development of this amendment goes to the eight hard-working members of the Cedar Homes Color Committee: Keith Brown, chairperson, Jerry Bennett, Sue Frizzell, Judy Horbelt, Joel Kray, Eleanor Lyons, Eric Nestel, and Hella Smith.

These individuals spent more than fifteen months researching siding products, paints, maintenance issues, legal aspects, and much, much more.

When the first draft was completed and approved by two attorneys, it was then submitted to homeowners for review. The July 10th Trustee/Homeowner

meeting was the venue for homeowner response. As a result of homeowner input, a few changes were approved. A revised document and ballot with voting instructions was then mailed to all residents.

Please see related stories below and on page two. Also of interest is the caulking article on page three, and the insert containing siding and paint information the color committee collected as part of their research and now wish to pass along for the benefit of all homeowners.



## Committee Volunteers Needed

We are seeking volunteers to form an Architectural Control Committee who will be in charge of approving all changes, additions, fencing, and exterior paint colors.

Currently, all architectural changes are approved by the trustees, primarily Eric Ruegg. It was determined that with the addition of color approvals, a committee of three to five people should be formed

to take over this very important function.

Individuals who are interested in volunteering a small amount of time for this job would be performing a great service to the CLWII community. You may apply to be a committee member for a year or longer.

We are working on ACC guidelines, including new ACC forms, one for Cedar Terrace homeowners, and one for Tra-

ditional homeowners, to fill out for desired changes.

To apply, visit our website and complete the volunteer submission form. If you have no internet access, please submit your name, address & phone number by mail, or drop info into the mailbox at 851 Country Stone Dr., Manchester, MO. 63021.

([www.countrylanewoodsi.com](http://www.countrylanewoodsi.com))

### POOL HOURS CHANGE

Beginning Thursday, August 17, weekday pool hours will begin at 4:00 p.m. The pool will remain open until 8:00 p.m. Weekend hours will remain the same, 11:00 a.m. to 8:00 p.m. Pool is closed on Mondays.

Many of our guards will return to school and will not be available until later in the afternoon. We apologize for any inconvenience this may cause.

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## Clubhouse, Grounds, & Website

The tennis court refurbishing is complete. We would like to thank Don Dippold for his assistance with this project. CLWII tennis players may now go enjoy their favorite sport without any interference from someone wishing to throw the basketball because the basketball hoop is gone.

Trustees Eric Ruegg and Ted Sundhausen are to be commended for their efforts in completing the installation of the water fountain and the replacement of a worn chain on one of the playground swings.

In July, trees surrounding the pool area were trimmed back to keep leaves and

other debris from falling into the pools.

During the first month the pool was opened, trustees had to place an emergency call to Manchester Electric to replace the clubhouse electrical panel (circuit breaker box). No damages were sustained.

Pool surfaces were repainted, as well as depth measurements located on the sides of the pools, in compliance with new Health Department regulations. A pool ladder re-

quired replacement from years of wear and tear.

Our website was one year old on August 11, 2006, and has received 3,500 visits during that time. Hopefully, everyone will continue to use it as a resource and check in frequently since there will be several new pages available in August and September. Homeowners can assist each other with input on two of the new pages.



## Passage of Amendment III - Q & A

Q: How does the passage of Amendment III affect me as a homeowner?

A: If you own a traditional home, this amendment does not apply. If you own a cedar terrace home, this means you must get approval from the Architectural Control Committee (ACC) prior to painting or staining any part of your home's exterior. It is the same process for getting approval on a new fence or an addition/alteration to your home.

Q: I am getting ready to paint my cedar siding green. Will this be permitted?

A: A bright, primary green will not be allowed. Other hues may be submitted to

the ACC, using the submission form for cedar terrace homes, found on the CLWII website.

Q: My cedar siding is currently painted bright green. Will I have to repaint my home with another color now?

A: No. Current unapproved colors are "grandfathered"; they may stand as they are until it becomes time to repaint. At that time, you must choose another color and submit it to the ACC for approval.

Q: If I wanted to stain my cedar home gray with red doors and red awnings, will that be allowed?

A: Gray paint or stain will be allowed.

Primary red doors or awnings are not allowed. However, shades of burgundy or maroon, along with the particular shade of gray, may be submitted for approval.

Q: My front door and garage door are painted purple and I need to repaint them. Must I choose a different color or can I keep them the same, since they were "grandfathered?"

A: Purple may be "grandfathered" since it was in place when the amendment was passed. When you repaint the doors, it will be necessary to choose another color to submit to the ACC for approval.

## ACC Guidelines and Upcoming Trustee Elections

### NEW ACC GUIDELINES:

As stated earlier, the formation of an Architectural Control Committee (ACC) is now underway. Until there are volunteers to fill these positions, architectural approvals will be handled by the trustees the same as before.

If you need architectural approval, here are the items you will now need:

-A completed ACC submission sheet, formatted for cedar terrace or traditional homes. This form may be printed from our website. If you do not have internet access, please call the

clubhouse and request a copy for your type of home.

-A copy of your plat map, indicating the criteria requested on your ACC submission sheet.

-Samples, if requested.

Place items in an envelope and mark "ACC" or Architectural Control. Deposit in mailbox in front of clubhouse at 851 Country Stone Drive, Manchester 63021.

### TRUSTEE TERMS:

Three of the trustee's terms are due to expire

in December. We will be holding a trustee election in December. There will be more details of this in the October issue of this newsletter.

This notice is an early reminder for anyone who has considered volunteering his/her time for the benefit of our community. If you wish to apply, please submit your name, address, phone, and qualifications in writing to the CLWII clubhouse, no later than Monday, November 6, 2006.

# Clubhouse Rental Information

DEPOSIT..... \$100.00

(Deposit is refundable but may be held to pay for any damages to premises. Deposit check is necessary to reserve your rental date and must be provided within 5 days of booking, or date may remain open.

WINTER RENTAL RATE..... \$ 75.00

(Sept. thru May-excluding Memorial Day & Labor Day)

SUMMER RENTAL RATE..... \$100.00

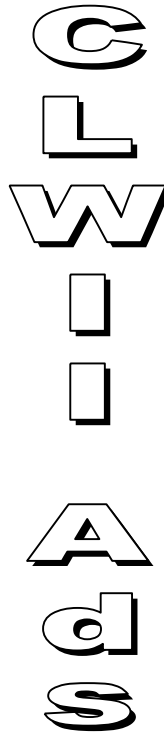
(Memorial Day Weekend thru Labor Day Weekend)

POOL RENTAL ONLY..... \$100.00

CLUBHOUSE W/POOL..... \$100.00

(Pool rentals must end no later than 11:00 p.m.)

Renters are required to clean premises after use. Trash bags, paper towels and vacuum cleaner are provided. Pool rental arrangements must be made at least 3 weeks prior to rental date. Lifeguards will be required and additional fees are charged by the pool company for this service. Clubhouse viewing: First Monday of each month at 6:30 p.m.



## IAN'S LAWN SERVICE

Mowing & trimming, \$20-\$30, depending on size. I will do almost any job you have for \$8/hr. Call 636-225-0081 and ask for Ian.



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# THE CAULKING CURE

(Collected and contributed by the Cedar Color Committee)

If water damage is a problem around windows, door trims and siding connections in your home, take action now to repair the problem. The best way to stop this problem from causing more damage is to apply a durable caulk.

Caulk fills joints, crevices, and seams. To get the most from the application, you need to use the right variety. Several types of caulk are available and each serves a different purpose. The following are some descriptions of commonly-used caulks that may help you understand when and where each type can best be used.

### LATEX CAULK

The simplest type to apply, latex caulk is easy to clean with soap and water and it can be painted over. You can smooth this caulk into joints with a damp rag or your fingertip. It will shrink, however, as the water evaporates and it isn't very flexible. Latex caulk works well on woodwork connections.

### PURE-SILICONE CAULK

Usually available in options such as clear, white and almond colors, pure-silicone caulk won't shrink. It is more flexible than the latex variety, but because it never dries completely, it can come off on fabric if brushed against. Some silicone caulk can be painted over and some cannot. Siliconized acrylic latex caulk for wood comes in almost any color.

### SILICONE-FORTIFIED CAULK

This caulk can be painted on after a typical drying time of three to five days. Silicone-fortified caulk will expand without cracking and it won't curl when it is applied to a flat surface.

There are several other effective caulks on the market. Keep in mind that in many ways, caulk should be treated like paint. For instance, apply it only to clean, dry surfaces and allow adequate drying time. Seek advice from a professional at your local home-improvement store for more information.

# Countrylane Woods II August, 2006

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Countrylane Woods II  
851 Country Stone Drive  
Manchester, Missouri 63021  
Phone: 636-225-0930

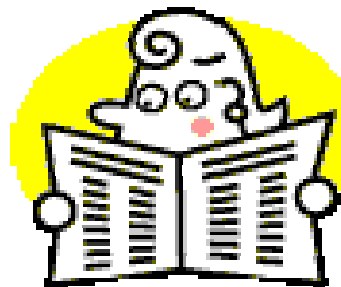
*ADDRESSEE:*

*We're on the Web!*  
[www.countrylanewoodsii.com](http://www.countrylanewoodsii.com)



## TRUSTEE INFO AND AD RATES

Cris Finnegan	<a href="mailto:crisfinnegan@sbcglobal.net">crisfinnegan@sbcglobal.net</a>
Mike Ritchie	<a href="mailto:MikeGRitch@aol.com">MikeGRitch@aol.com</a>
Eric Ruegg	<a href="mailto:rueggeric@sbcglobal.net">rueggeric@sbcglobal.net</a>
Ted Sundhausen	<a href="mailto:sundhausen@sbcglobal.net">sundhausen@sbcglobal.net</a>
Carol Weber	<a href="mailto:Carylanweb@aol.com">Carylanweb@aol.com</a>



AD RATES: Personal Ads (1-2 lines).....free  
              Commercial business (resident).....\$15.00  
              Commercial business (non-resident)....\$25.00  
(\$15 and \$25 ad sizes are about the size of a business card)  
For other rates, call 636-225-0930

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## Countrylane Woods II Terrance Homes Committee

### Siding Comparison Sheet

(Information below provided from manufactures' promotional material)

#### **T-111** (cedar, fir, or pine)

PROS	CONS
Manufactured in 4x8, 4x9, 4x10 ft. sheets	Requires staining/painting maintenance every 4 to 7 years to preserve beauty
Recommended original replacement material	Not a life-time solution
Long lasting-durable	Subject to weathering
Is builder's original design material	Subject to mold, mildew, insects, woodpeckers, squirrels
Looks can be changed when re-stained/painted	Is combustible
Weathered panels can be individually replaced	Caulking required

#### **Cement/Fiber panels** (Hardie, CertainTeed, etc.)

PROS	CONS
Manufactured in 4x8, 4x9, 4x10 ft. sheets	Special installation required resulting in higher labor costs
Resembles T-111	Higher total cost than T-111
50 year warranty	Matching trim is not wood-grained stamped (yet)
Resists mold, mildew, insects, woodpeckers, squirrels.	May still require exterior maintenance. Caulking required.
Is non-combustible	Not builder's original design material
Warranty transferable-material	Most expensive product
Superior surface for long-term type paint	

#### **Elasticized Acrylic Coating**

PROS	CONS
Available in acceptable color range	Any worn or damaged T-111 panels have to be replaced
Waterproof, won't flake, peel, or blister	Is 1.5 to 2 times cost of staining
20 year warranty on labor	Homes using this product maybe more obvious because of surface sheen or lack of visible wood grain (10-12 mills)
50 year warranty	Caulking required
Warranty transferable-material	
Resists mold and algae	

(Continued from previous page)

## **Countrylane Woods II Terrance Homes Committee**

### **Siding Comparison Sheet**

(Information below provided from manufactures' promotional material)

### **Vinyl**

<b>PROS</b>	<b>CONS</b>
Available in acceptable color range	<u>Nothing</u> available in appearance to T-111 at this time (No 7 1/2" vertical planks manufactured today by anyone)
Requires less maintenance than T-111	Warp and buckles if not properly installed
	Subject to fading and oxidation from UV rays
	Can't paint or change color
	Not builder's original design material

